



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Newbold Court

Cleethorpes
DN35 8BX

£210,000 with £10,000
allowance towards deposit

NO FORWARD CHAIN - IDEAL FOR A FAMILY - Crofts estate agents are delighted to offer for sale this superb semi detached property which is located within the popular seaside town of Cleethorpes. Residing within close proximity to many local amenities, schools and also the popular seafront. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, WC, three bedrooms and the bathroom. With off road parking to the front, a delightful low maintenance rear garden and the property also benefits from uPVC double glazing and gas central heating with under floor heating to the ground floor.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals Karndean flooring and access to the under stairs cupboard.

Lounge

14' 1" x 9' 4" (4.30m to bay x 2.84m)

The lounge has a bay window and Karndean flooring.

Kitchen/Diner

11' 1" x 16' 4" (3.38m x 4.97m)

The kitchen-diner has two windows and a door to the rear elevation, Karndean flooring and a superb fitted kitchen with a one and a half sink and drainer, breakfast bar and fridge/freezer. There are also Neff branded gas hob with extractor over, electric oven and combi microwave. There is also space for table and chairs.

WC

The WC has Karndean flooring, a WC and basin.

First Floor Landing

The first floor landing has a window to the side elevation and carpeted floor.

Bedroom One

13' 0" x 9' 5" (3.97m to bay x 2.86m)

Bedroom one has a bay window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

12' 4" x 7' 11" (3.76m x 2.42m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Three

8' 10" x 8' 0" (2.70m x 2.44m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Shower Room

8' 2" x 6' 6" (2.49m max x 1.99m)

The shower room has an opaque window to the front elevation, a heated towel rail and Karndean flooring. With a superb white suite with a WC, basin and a walk in shower enclosure with a mains shower.

Outside

With a block paved driveway providing off road parking. The rear garden is mainly low maintenance with a block paved patio area ideal for alfresco dining, an area of artificial grass and raised flower beds.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

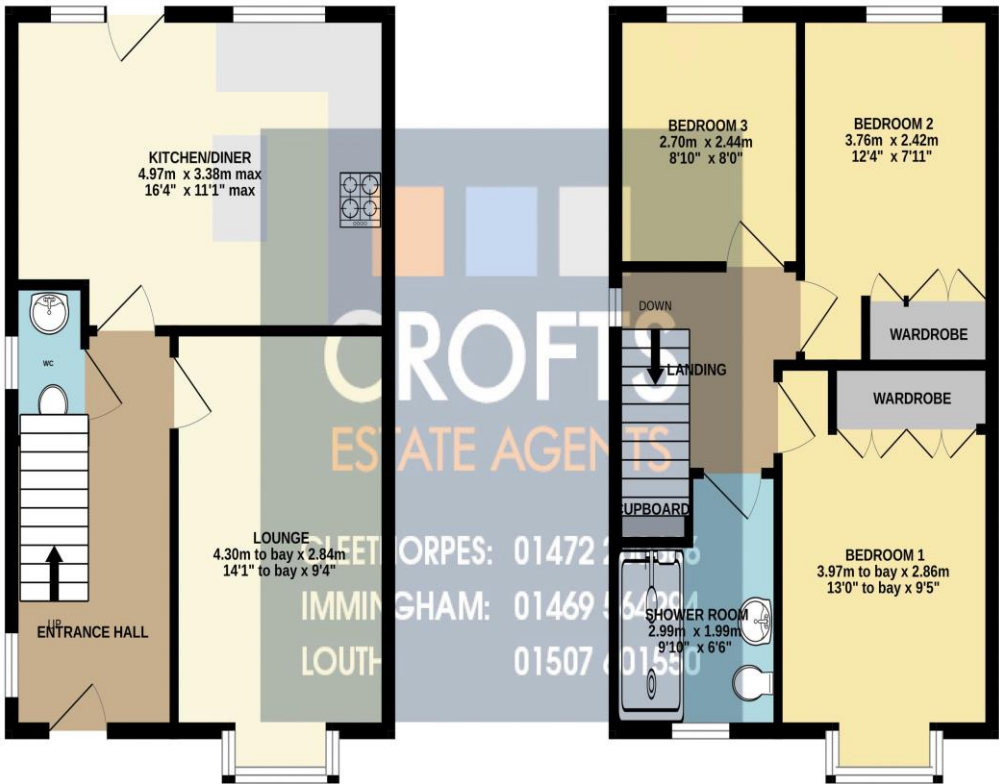
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
38.9 sq.m. (418 sq.ft.) approx.

1ST FLOOR
38.9 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA: 77.7 sq.m. (836 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.